

BIG TRADING IN DOWNTOWN SECTION

Large Parcels at Grand and Centre Streets and Two Seven Story Buildings in Canal Street Sold.

INVESTOR PURCHASES THE BILLMORE APARTMENT HOUSE

Downtown trading featured the realty market yesterday. A. L. Mordecai & Son, Incorporated, purchased from Samuel Elesman the property at the southeast corner of Grand and Wooster streets, Nos. 71, 73, 75 and 77 Grand street and Nos. 22, 24 and 26 Wooster street, Nos. 73 and 75 Grand street being a six-story limestone building erected by Samuel Elesman, about four years ago, and the balance of the property being covered with five story buildings, occupying together 146 feet in Wooster street and 84 feet in Grand street. The buildings are under lease to Elesman & Co., silk merchants, Aufmordt & Co. and M. G. & Co.

Another interesting transaction involving \$300,000 in property was that negotiated by the Edward McVicker Company, which sold for Stuart Duncan a seven story and basement buildings at No. 22 Canal street, extending through to Nos. 11 and 13 Wooster street, just west of West Broadway. The York street end of the property measures 68x100 feet. The Canal street parcel is 24x60 feet. The structures are occupied by the Lea & Perrins Sauce Company, which is represented in this country by Mr. Duncan.

The new owner of the property is Charles Laue, who gives in exchange to Mr. Duncan the seven story structure with basement and sub-basement at Nos. 11, 13, 15 Lafayette street, extending through the block to No. 53 Centre street. The property is between Pearl and Worth streets and has a frontage of 80.10 feet in Lafayette street and 24 feet in Worth street. The Canal street parcel is 24x60 feet. The structures are occupied by the Lea & Perrins Sauce Company, which is represented in this country by Mr. Duncan.

The six story elevator Billmore apartment house at No. 53 on West Broadway, between Franklin and American avenue, has been sold by the William M. Moore Company to Oscar B. Thomas for investment. Mr. Thomas gives in part payment the large parcels of land on the east side of Aqueduct and 14th and 16th street, consisting of a three story frame dwelling house and stable on plot fronting 150.2 feet in Aqueduct avenue and 124.5 feet in 16th street. The northern lot measures 121.9 feet and the southern 11.7 feet.

The Moore company acquired the 13th street site in September, 1909, and erected the building from plans by Sosner & Stockler. The company is now engaged in the erection of four stories adjoining on the east and is now erecting a similar structure.

Plans have been filed for building a five story private dwelling house for Mrs. Ethel M. Goodridge on the west side of 14th street, 22 feet from Park Avenue. This building will be of brick in the Gothic style, equipped with an elevator. In the basement will be a sitting room, a parlor, a laundry, servant's dining room and the kitchen. The first floor will contain a large entrance hall, with a dining room in the rear. Foster, Gade & Graham, the architects, estimate the cost at \$35,000.

FOX HILL VILLA PURCHASED

Meyer Estate Sells Staten Island Property to Laymen's League.

Negotiations between Father T. J. Shealy, representing the Laymen's League for the Retreats and Social Studies, and Cornelius G. Kolff, representing the Anna C. Meyer Estate, in co-operation with Frank S. Whalen and M. F. Meehan, of New York, have resulted in the sale of the Fox Hill Villa, Fingerboard Road, Fort Wadsworth, Staten Island, to the corporation mentioned.

This property comprises about nineteen acres with the large manor house and extensive outbuildings surrounded by a beautiful park and garden. It is one of the many homes of Louis H. Meyer and his family. The property was one of the sites of Staten Island, on which Mr. Meyer is reported to have spent over \$300,000.

The new owners will take possession of the property about August 1 and will name it Mount Marissa in honor of the little town of that name in Spain the sister of St. Ignatius of Loyola, the founder of the Jesuit Order, famous for its "Spiritual Exercises."

The property, besides being restored to its former state of perfection, will be improved by the addition of an imposing structure on the elevation in the rear of the grounds from where a grand view is obtained of the Narrows and the upper bay of New York, with the city of New York in the background.

DEATH KNEEL OF THE GARDEN

The death knell of Madison Square Garden seems to have been sounded. The property, it is said, has been placed under an option granted to Alvin Ball, Jr., who received from the trustees yesterday their notice that the two plots were to be sold. The trustees declared that they were prepared to close the deal at any time within the next six days.

According to Mr. Ball, several merchant companies had previously agreed to sign a contract calling for the erection of twenty-five story buildings on the site. He declined, however, to give the details of his plan for disposing of the property.

In order to get rid of the fire and see and encourage bonds that have prevented the sale of the Garden on former occasions the syndicate represented by Mr. Grant will deposit a sum equivalent to their value.

LEASE SPUTZEN DUVVYL ESTATE.

A. N. Gitterman has leased Yale Manor, a four acre gentleman's country estate at Sputzen Duvvyl to Mrs. G. M. Lawrence. This is one of the show places of this section and the particularly well situated account of its environs south of Hudson River for many miles. The lease is for a term of years and the terms contemplate cutting many trees and shrubs. The property was represented by H. R. Thomas of Yonkers, while De Selding Brothers represented William H. Hale.

Mr. Gitterman also reports the renting of the MacShane house on Van Cortland Place, Marble Hill, for the Orange Savings Bank, to G. G. Godwin for a term of years. This is a two story dwelling house on a plot of ground, on the crest of the hill.

THE PRIVATE SALES MARKET.

MANHATTAN

EDWARD McVICKER Company sold the two-story elevator apartment buildings at No. 402 Canal street, extending through to Nos. 14, 16, 18 and 20 Canal street, west of West Broadway. The York street end of the property measures 48x100 feet and the remainder of the property is in the northeast corner of Aqueduct and 14th and 16th street, consisting of a three story frame dwelling house and stable on plot fronting 150.2 feet in Aqueduct avenue and 124.5 feet in 16th street. The northern lot measures 121.9 feet and the southern 11.7 feet.

CHARLES STREET—The Edward McVicker Company sold for Stuart Duncan the two-story elevator apartment buildings at No. 402 Canal street, extending through to Nos. 14, 16, 18 and 20 Canal street, west of West Broadway. The York street end of the property measures 48x100 feet and the remainder of the property is in the northeast corner of Aqueduct and 14th and 16th street, consisting of a three story frame dwelling house and stable on plot fronting 150.2 feet in Aqueduct avenue and 124.5 feet in 16th street. The northern lot measures 121.9 feet and the southern 11.7 feet.

CHARLES STREET—Parish, Fisher & Co. have sold for the Clark estate No. 161 Chambers street, extending through to Nos. 14, 16, 18 and 20 Canal street, west of West Broadway. The York street end of the property measures 48x100 feet and the remainder of the property is in the northeast corner of Aqueduct and 14th and 16th street, consisting of a three story frame dwelling house and stable on plot fronting 150.2 feet in Aqueduct avenue and 124.5 feet in 16th street. The northern lot measures 121.9 feet and the southern 11.7 feet.

CHARLES STREET—Shawson Hobbs have sold to the Edward McVicker Construction Company, John J. Hearn, president, the six story elevator apartment house known as the Edward McVicker Apartments, Nos. 14, 16, 18 and 20 Canal street, west of West Broadway. The York street end of the property measures 48x100 feet and the remainder of the property is in the northeast corner of Aqueduct and 14th and 16th street, consisting of a three story frame dwelling house and stable on plot fronting 150.2 feet in Aqueduct avenue and 124.5 feet in 16th street. The northern lot measures 121.9 feet and the southern 11.7 feet.

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